

# **Benefits and Challenges of Brownfield Redevelopment**



# California Center for Land Recycling

Our mission is to repair fractured communities by promoting development on already used land thereby discouraging urban sprawl

Initially funded by the James Irvine Foundation and incubated at the Trust for Public Land

Our focus is on recycling environmentally challenged properties

# How Did Brownfield Problem Evolve?

- Unintended Effect of Environmental Laws
- Enforcement Policies Targeting Lenders
- Ignorance of the Science of Contamination

# CCLR Program Areas

1. Policy and Legislative Research

2. Small Grants, Loans & Technical Assistance

3. Training & Consulting



# California Land Environmental Restoration and Reuse Act (SB32)

- Gives New Authority to Cities and Counties to Order Investigations & Cleanups
- Requires Cal/EPA to Establish Screening Numbers for Common Contaminants by 2004

# CCLR Project Learning Program (PLP)

## Grants and Technical Assistance

- Available to nonprofits, affordable housing developers, and municipalities with limited resources
- Grants average \$25,000





# L.A. Dept. of Parks and Rec.



# After





# Habitat for Humanity



# After



# Financial Resources

- Local
- Federal
- State
- Conventional

# Office of the State Treasurer

## California Pollution Control Financing Authority (CPCFA)

### Cal ReUSE Loan Program

- Up to \$125,000 per site
- Loan term up to 36 months
- Rate currently @ 2.66%
- Interest accrues, no payment until term
- Cash match of 15% of loan amount required up front
- Loan is forgivable under certain conditions



# Liability Reform for New Purchasers of Contaminated Properties

- Conforms CA law to recent changes in federal Superfund law
- Extends liability defense to new purchasers of contaminated properties

# Lessons Learned

- Having state leaders provide clear and public support
- Working to eliminate all remaining barriers to brownfield redevelopment
- Broadening state brownfields programs to include involvement of state planning agencies
- Ensuring the protections of public health while shifting emphasis to the broader community value

